



Angelica

Amington, Tamworth, Staffordshire, B77 3JZ

Offers Over £289,950

Property Features

- Extended Link Detached Family Home
- Reception Hallway
- Lounge
- Dining Room
- Extended Breakfast Kitchen
- Three Bedrooms
- Refitted Shower Room
- Side Garage, Block Paved Driveway
- Lawned Fore Garden
- Generous Sized Rear Garden

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this extended link detached family home situated within this highly popular residential development. The property has benefits to include both double glazing and gas fired central heating, with accommodation briefly comprising: reception hallway, lounge, dining room, extended breakfast kitchen, three bedrooms, refitted shower room, side garage, block paved driveway, lawned fore garden, generous sized rear garden. Internal viewing is strongly recommended.

This spacious detached home occupies an excellent position within this popular location, with the property itself being set behind a neat lawned fore garden with block paved driveway providing off road parking facilities, along with access to the side garage, side garden gate and front entrance with canopy storm porch, wall mounted carriage light and an obscure double glazed front door leading through to:

RECEPTION HALLWAY

With a staircase leading off to the first floor landing, ceiling light point, radiator, door to:

LOUNGE

15' 2" x 11' 11" (4.63m x 3.64m)

With a feature fireplace with electric 'flame effect' fire, double glazed bow window to the front, ceiling light point, coving to ceiling, two radiators, door to:

DINING ROOM

15' 3" x 10' 7" (4.65m x 3.23m)

The large dining room/sitting room has two double glazed sliding patio doors leading out onto the garden patio, two ceiling light points, coving to ceiling, two radiators, built-in understairs storage cupboard, door to:



EXTENDED BREAKFAST KITCHEN

14' 5" x 7' 8" (4.41m x 2.34m)

Overlooking the rear garden via the double glazed window, the kitchen is fitted with a range of matching base units and drawers with wooden edged working surfaces over and complementary tiling surrounds, inset single drainer sink unit with hot and cold mixer tap, stainless steel 'Neff' built-in oven, four ring gas hob and extractor hood over, integrated appliances to include fridge, freezer and washing machine, two ceiling light points, coving to ceiling, radiator, tiled floor, double glazed door to side.



FIRST FLOOR LANDING

With access to loft, ceiling light point, double glazed window to the side, radiator, built-in airing cupboard housing the pre-lagged hot water tank, doors to:

BEDROOM ONE

15' 0" x 8' 5" (4.59m x 2.57m)

This double bedroom has a double glazed window to the front, ceiling light point, coving to ceiling, radiator.



BEDROOM TWO

10' 11" x 8' 5" (3.34m x 2.59m)

Overlooking the rear garden via the double glazed window and having a ceiling light point, radiator.



BEDROOM THREE

9' 9" x 6' 6" (2.98m x 1.99m)

Bedroom three has a double glazed window to the front, built-in overstairs cupboard, ceiling light point, radiator.

SHOWER ROOM

7' 6" x 6' 3" (2.31m x 1.93m)

Beautifully refitted with full height wall tiling, and a white suite of corner shower cubicle with chrome coloured 'Mira' shower fitment, close coupled WC and wash hand basin set in vanity unit with mirror over, ceiling downlighters, combination downlighter/extractor fan, obscure double glazed window to the rear, chrome coloured heated towel rail.



OUTSIDE

GARAGE

18' 11" x 8' 2" (5.79m x 2.51m)

Having a metal up and over entrance door, ceiling light point, radiator, power points, side door, wall mounted 'Baxi' central heating boiler.

REAR GARDEN

An excellent asset to the property is the well proportioned and private rear garden, which has a block paved pathway from the side entrance gate, full width block paved patio along with a stepping stone pathway which extends towards the rear of the garden, and being mainly laid to lawn with shaped borders to both sides containing a variety of plants, shrubs and evergreens, hard standing housing the timber built garden shed and the garden is bound by timber fencing.

ANTI MONEY LAUNDERING

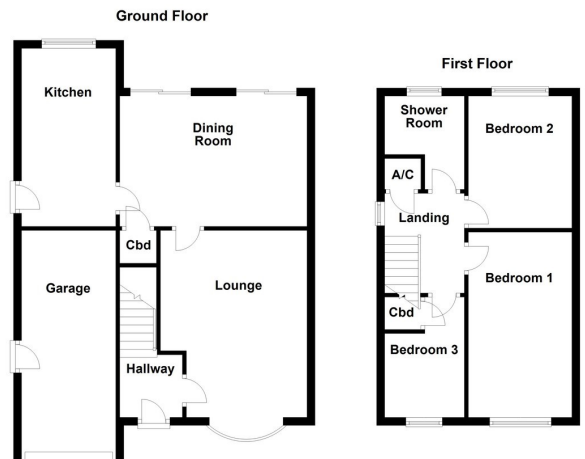
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements